

RESOLUTION 116-11

WHEREAS, The County Commissioners of Queen Anne's County are authorized under Section 1-104(p) of the Code of Public Laws of Queen Anne's County (Article 18 of the Code of Public Local Laws of Maryland) "to provide that any valid charges or assessments made against real property within the County shall be liens upon such property to be collected in the same manner as County taxes are collected",

AND WHEREAS, Queen Anne's County Ordinance No. 94-04 ("The Nuisance Ordinance") provides, inter alia, that "The County Commissioners of Queen Anne's County shall have the full power and authority to abate any nuisance as set forth herein by an appropriate means and to assess the property owner for the costs thereof. Any damage or assessments made hereunder shall be a lien against the real property benefitted and may be collected in the same manner as County real estate taxes.

AND WHEREAS, pursuant to the authority set forth above, The County Commissioners have abated to have caused to be abated a nuisance on the property described below and have determined that the costs thereof are fair and reasonable and are valid charges and assessments.

NOW THEREFORE IT IS RESOLVED, by The County Commissioners of Queen Anne's County that the amount shown below be assessed as a lien against the property described below and that the same be collected in the same manner as County real estate taxes.

PROPERTY: 116 Pine Chip Rd.
Chestertown, MD 21620

TAX MAP: 9 GRID: 6 PARCEL: 149 LOT: 5 TAX ID#: 1802006782

OWNER: JGAR Financial LLC

AMOUNT OF ASSESSMENT: \$350.00
ADMINISTRATIVE FEE: \$100.00

WITNESS, the hands and seals of the County Commissioners of Queen Anne's County this 28
day of June, 2016.

ATTEST:

Margie A. Houck

THE COUNTY COMMISSIONERS
OF QUEEN ANNE'S COUNTY

[Signature]
[Signature]
[Signature]
[Signature]



**Queen
Anne's
County**

County Commissioners:

James J. Moran, At Large
Jack N. Wilson Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

DEPARTMENT OF PLANNING & ZONING

160 Coursevall Drive
Centreville, MD 21617

Telephone Planning: (410) 758-1255

Fax Planning: (410) 758-2905

Telephone Permits: (410) 758-4088

Fax Permits: (410) 758-3972

To: County Commissioners

ACTION ITEM

From: James H. Barton, III
Zoning Administrator

Date: June 15, 2016

RE: Map 9, Grid 6, Parcel 149 (116 Pine Chip Rd. Chestertown, MD 21620)

On May 25, 2016, an independent contractor hired by the Zoning Office cut the grass at the above referenced address after the property owner ignored repeated attempts by the Zoning Inspector to get the site to comply with Queen Anne's County Code *Chapter 19 Article II §19-2.L.(2)* which states: *A person may not allow any vegetation to grow higher than 12 inches on any lot or parcel that is : (a) Less than three acres in size; and (b) located in an approved or recorded residential subdivision or any part of which is within 200 feet of a neighboring residence.*

Attached is the Resolution to place a lien on the subject property so the County can be reimbursed for the cost of the grass cutting.

Recommended Action:

I move that we approve the Resolution to place a lien on the property located at 116 Pine Chip Rd. Chestertown, MD 21620 in the amount of \$450.00.



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May 31, 2016

JGAR Financial LLC
150 South Warner Rd.
Suite 200
King of Prussia, PA 19406

RE: Tax Map 0009, Parcel 0149 (116 Pine Chip Rd. Chestertown, MD 21620)

To Whom It May Concern:

Queen Anne's County hired an independent contractor to cut the grass on the property referenced above. Attached is a copy of the bill.

Therefore, you have fifteen (15) days from the date of this letter to pay the \$350.00 bill, plus an administrative fee of \$100.00 for a total of \$450.00. Failure to pay the full amount will result in a lien being placed against your property. Please make the check payable to the Queen Anne's County Commissioners and mail it to the above address.

I can be reached at 410-758-4088 Monday through Friday from 8:00am to 10:00am if you need to contact me.

Sincerely,

Joe Pippin
Zoning/Nuisance Inspector

check 6/14/16 SP

Attachments: Invoice: B & K Plant Farm & Landscaping, LLC

B & K Plant Farm & Landscaping, LLC

520 John Powell Road
Church Hill, MD 21623
410-778-4445

Invoice

Date	Invoice #
5/25/2016	3715

Bill To
Queen Anne's Co 107 N. Liberty St. Centreville, MD 21617

Description	Amount
5/03 Cleaned up pile of sticks, cut up large fallen pine branches, removed one large broken pine branch from tree over well, hauled out all debris. Mowed & trimmed grass. Labor & equipment	350.00
Thank you for your business. Payment due 10 days from billing date.	Total \$350.00



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County Commissioners:

James J. Moran, At Large
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Robert Charles Buckey, District 3
Mark A. Anderson, District 4

April 22, 2016

JGAR Financial LLC
150 South Warner Rd.
Suite 200
King of Prussia, PA 19406

RE: Tax Map 0009, Parcel 0149 (116 Pine Chip Rd. Chestertown, MD 21620) **Tall Grass**

To Whom It May Concern:

During an investigation of a nuisance complaint on your property, I have determined that you are in violation of Queen Anne's County Code *Chapter 19 Article II §19-2 L. (2) which states: A person may not allow any vegetation to grow higher than 12 inches on any lot or parcel that is: (a) Less than three acres in size; and (b) located in an approved or recorded residential subdivision or any part of which is within 200 feet of a neighboring residence.*

You have 7 days from the date of this letter to address the violation. If the grass is not cut, you may be issued a citation or Queen Anne's County may hire an independent contractor to cut the grass. Failure to pay the cost of the grass cutting within 15 days will result in a lien being placed against your property.

I can be reached at 410 758-4088 Monday thru Friday from 8am to 10am if you need to contact me.

Sincerely,

James Robinson
Zoning Inspector

Real Property Data Search (w2)

Guide to searching the database

Search Result for QUEEN ANNE'S COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 006782			
Owner Information					
Owner Name:		JGAR FINANCIAL LLC		Use:	RESIDENTIAL
Mailing Address:		150 SOUTH WARNER RD SUITE 200 KING OF PRUSSIA PA 19406-0000		Principal Residence:	NO
				Deed Reference:	/02508/ 00245
Location & Structure Information					
Premises Address:		116 PINE CHIP RD CHESTERTOWN 21620-0000		Legal Description:	LOT 5 THOS COLEMAN LANDS
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0009	0006	0149		2010	
					Block:
					5
					Lot:
					5
					Assessment Year:
					2014
					Plat No:
					Plat Ref:
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:	5	
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area
1970	1,608 SF				19,910 SF
County Use					
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	SIDING	1 full	1 Detached
					Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments	
				As of 07/01/2015	As of 07/01/2016
Land:		97,600	72,600		
Improvements		86,900	99,800		
Total:		184,500	172,400	172,400	172,400
Preferential Land:		0			0
Transfer Information					
Seller: SHORE LLC		Date: 02/10/2016		Price: \$163,296	
Type: NON-ARMS LENGTH OTHER		Deed1: /02508/ 00245		Deed2:	
Seller: MOTTER, LARRY BRUCE & REGINA JONES		Date: 06/27/2005		Price: \$205,000	
Type: ARMS LENGTH IMPROVED		Deed1: SM /01417/ 00357		Deed2:	
Seller: HALL, NORRIS M & HARRIETTE D		Date: 02/06/1995		Price: \$75,000	
Type: NON-ARMS LENGTH OTHER		Deed1: SM /00484/ 00776		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2015	07/01/2016
County:	000			0.00	
State:	000			0.00	
Municipal:	000			0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					

- 1 This screen allows you to search the Real Property database and display property records
- 2 Click here for a glossary of terms
- 3 Deleted accounts can only be selected by Property Account Identifier.
- 4 The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information